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FILED & ENTERED

SEP 05 2024

CLERK U.S. BANKRUPTCY COURT
Central District of California
BY bolte DEPUTY CLERK

7 UNITED STATES BANKRUPTCY COURT
8 CENTRAL DISTRICT OF CALIFORNIA
9 SANTA ANA DIVISION

10
11 In re Case No. 8:21-bk-11710-SC
12 JAMIE LYNN GALLIAN, Chapter 7
13
14 Debtor.

**ORDER GRANTING TRUSTEE'S
APPLICATION TO EMPLOY REAL
ESTATE BROKER COLDWELL
BANKER REALTY AND AGENTS
WILLIAM FRIEDMAN AND GREG
BINGHAM PURSUANT TO 11 U.S.C.
§§ 327 AND 328 (DOCKET NO. 395)**

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17 Date: August 27, 2024
18 Time: 1:30 p.m.
19 Place: Courtroom "5C"
Santa Ana, CA

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21 On August 27, 2024, at 1:30 p.m., there came before the Court for hearing the *Trustee's*
22 *Application to Employ Real Estate Broker Coldwell Banker Realty and Agents William Friedman*
23 *and Greg Bingham Pursuant to 11 U.S.C. §§ 327 and 328 (docket no. 395)* (the "Application")
24 filed by Jeffrey I. Golden, the Chapter 7 trustee herein (the "Trustee"), the Honorable Scott C.
25 Clarkson, United States Bankruptcy Judge, presiding. Appearing for the Trustee was Eric P. Israel
26 of Danning, Gill, Israel & Krasnoff, LLP; the Trustee appeared; the Debtor appeared in pro per;
27 and Ed Hays of Marshack Hays LLP appeared for Houser Brothers Co. ("Houser"). No other
28 appearances were made.

1 The Court having read and considered the Application, the Debtor's opposition to the
2 Application (*docket nos. 401, 402 and 403*), the Trustee's reply thereto (*docket no. 408*), the Notice
3 of Joinder filed by Houser in the Application (*docket no. 409*), having heard the oral statements at
4 the hearing including by the Debtor, the Trustee's counsel, and the Trustee's real estate broker,
5 Greg Bingham (the "Trustee's Broker"), and for the reasons set forth by the Court on the record at
6 the hearing, it is hereby

7 || ORDERED THAT:

8 1. The Application is granted in its entirety.

9 2. The Trustee is authorized to employ Coldwell Banker Realty (“Broker”) and its

10 agents William Friedman and Greg Bingham as the bankruptcy estate’s real estate agents herein

11 pursuant to the terms and conditions set forth in the Application.

12 3. The Trustee is authorized to enter into the exclusive listing agreement with the

13 Broker upon the terms and conditions set forth in the Application.

14 4. The Trustee is authorized to extend, modify (except no increase as to commission),

15 or terminate the agreement, in his sole discretion, without further notice or approval of the Court.

16 5. The Debtor shall afford the Trustee’s Broker unimpeded access to the Property upon

17 24 hours’ advance notice to her cell phone.

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24 Date: September 5, 2024

Scott C. Clarkson
United States Bankruptcy Judge